



MEMORANDUM

City of Watertown Planning Office

245 Washington Street, Room 304

Watertown, New York 13601

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TO: Norman J. Wayte II, Chairman, Planning Board

FROM: Kenneth A. Mix, Planning and Community Development Coordinator

SUBJECT: Tabled Site Plan Approval – 830 Washington Street

DATE: May 19, 2011

Request: Site Plan Approval for the construction of a 9,383 square foot addition and a 1,900 square foot addition and landscaping improvements at 830 Washington Street, Parcels Number 14-02-100 and 14-08-111.

Applicant: Matthew J. Cooper, P.E. of Bernier, Carr & Associates, P.C. on behalf of Samaritan Medical Center.

Proposed Use: Healthcare facilities.

Property Owner: Samaritan Medical Center, Samaritan Keep Nursing Home.

Submitted:

Property Survey: Yes

Preliminary Architectural Drawings: Yes

Site Plan: Yes

Preliminary Site Engineering Plans: Yes

Vehicle and Pedestrian Circulation Plan: Yes

Construction Time Schedule: Yes

Landscaping and Grading Plan: Yes

Description of Uses, Hours & Traffic Volume: Yes

SEQRA: Unlisted Action

County Planning Board Review Required: No

Zoning Information:

District: Health Services

Maximum Lot Coverage: None

Setback Requirements: Front: 20ft, Side: 5ft,
Rear: 25ft, Parking: 20ft.

Buffer Zone Required: Yes, 5 to 15 feet where site
abuts residential districts

Overview: At the May 3, 2011 meeting, the Planning Board considered a request for Site Plan Approval for renovations and additions at Samaritan Medical Center. The applicant has submitted updated materials for consideration by the Planning Board. These materials show that the applicant has addressed most of the points of summary listed in the previous Staff Memo dated April 26, 2011.

Landscaping: At its September 15, 2008 meeting, the City Council approved an amendment to the approved site plan of April 7, 2008. This amendment allowed for the Washington Street sidewalk to remain in its current location, and required that the applicant submit a revised Landscaping Plan consistent with the Landscaping and Buffer Zone Guidelines. It does not appear that the revised landscaping plan was ever submitted. Regardless, the lack of plantings along Washington Street near the new pavilion and parking garage do not fulfill the requirements of the previous site plan approval.

Implementation of the Landscaping Plan currently under review as part of the connector project would bring the previously approved site plan into compliance. The Planning Board should make the approval contingent upon the landscaping being installed prior to the issuance of a final certificate of occupancy for the building addition. The applicant is encouraged to begin planting along Washington Street this summer in order to expedite the issuance of a Certificate of Occupancy after construction of the connectors is finished.

Traffic & Parking: The applicant must provide a plan showing parking spaces and turn movements of the Fire Department ladder truck as it pulls into, loops around, and exits the parking lot to the east of Samaritan Keep Home.

Stormwater: The issue of increased stormwater discharge to Pratt Street is unresolved. The applicant will continue to work with the Engineering Department to determine the best solution. They have stated that they will wait for written approval from the City Engineer before beginning construction.

Setbacks: The proposed SMC-SKH connector will violate setback requirements by crossing the parcel boundary. An Area Variance has been granted to reduce the setbacks along this property line to zero feet, thus allowing construction across the parcel boundary. The decision was made at the May 18th meeting of the Zoning Board of Appeals, with a vote of 3-0 in favor.

Summary:

1. The proposed landscaping must be installed prior to the issuance of a final certificate of occupancy for the building addition.
2. The applicant must provide a plan showing parking spaces and turning movements for the fire department's ladder truck in the parking lot just east of Keep Home.
3. The stormwater discharge issue must be resolved to the satisfaction of the City Engineering Department prior to the issuance of a building permit.
4. The Zoning Board of Appeals granted an Area Variance on May 18, 2011, reducing setback along the property line between SMC and SKH to zero feet.

cc: Planning Board Members
City Council Members
Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II
Matthew J. Cooper, P.E.